

A N O R D I N A N C E

TO AMEND SECTION 19-6.1.3, "OFF-STREET PARKING REQUIREMENTS"
OF THE LAND MANAGEMENT ORDINANCE TO MODIFY THE PARKING
RATIOS FOR SELECTED USES (Z-18-2011)


WHEREAS, Upstate Forever and Furman University conducted a survey of properties located both within and outside the City to evaluate the appropriateness of prevailing parking ratio standards versus the "real world" use of commercial parking accommodations; and

WHEREAS, the proposed changes, which are based on data that is locally-derived, are modest and accommodate changes that have occurred in the design of several land uses resulting in the need for less parking; and

WHEREAS, the Planning Commission, pursuant to public notice, held a public hearing on May 12, 2011, to consider these amendments and the Commission recommends approval of the proposed amendments to Section 19-6.1.3, "Off-Street Parking Requirements".


NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA that Section 19-6.1.3 "Off-Street Parking Requirements" of the Land Management Ordinance, is amended to modify the parking ratios as described on the attached exhibit, which is incorporated herein by reference.

DONE, RATIFIED AND PASSED THIS THE 13 DAY OF JUNE, 2011.



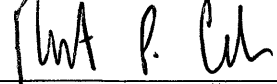
MAYOR Pro Tem

ATTEST:



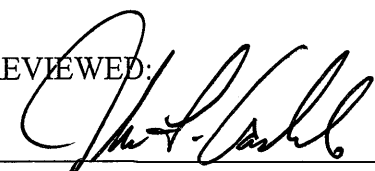
CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY - ASSISTANT

REVIEWED:



CITY MANAGER

EXHIBIT

**ATTACHMENT
ITEM Z 18-2011**

PROPOSED AMENDMENT TO SEC 19-6.1.3, OFF-STREET PARKING REQUIREMENTS

Off-street parking and loading.

19-6.1.1

Intent. The intent of this section is to allow flexible methods of providing an adequate number of parking and loading spaces, while creating or improving a pedestrian-oriented community, and reducing excessive paved surfaces which lead to unnecessary heat buildup and stormwater runoff.

19-6.1.2

Applicability.

(A)

General. The off-street parking, bicycle parking, and loading standards of this section shall apply to any new building constructed and to any new use established.

(B)

Exemptions. The off-street parking and loading standards of this section shall not apply in the C-4 district. However, prior to issuance of any building permit or certificate of occupancy, whichever is issued first, the owner of any new building constructed or any new use established in the C-4 district shall submit to the administrator an estimate of the parking requirements that the building or use is expected to generate, based on the ratios established in this section, and an indication of where or how that parking will be provided.

The off-street parking and loading standards of this section shall not apply to historic properties or properties located in a preservation overlay district.

The off-street parking, bicycle parking, and loading standards of subsections 19-6.1.2 and 19-6.1.3 shall not apply to parking areas which constitute the principal use of a site (commercial parking lots and parking structures).

The maximum off-street parking standards of subsections 19-6.1.2 and 19-6.1.3 shall not apply to developments which incorporate a parking structure.

(C)

Expansions and alterations. The off-street parking, bicycle parking, and loading standards of this section shall apply when an existing structure or use is expanded or enlarged. Additional off-street parking, bicycle parking, and loading spaces shall be required to serve on the enlarged or expanded area, provided that in all cases the number of off-street parking, bicycle parking, and loading spaces provided for the entire use (pre-existing plus expansion) must equal at least 75 percent of the minimum ratio established in this section.

(D)

Change of use. Off-street parking, bicycle parking and loading shall be provided for any change of use or manner of operation that would, based on the minimum ratios established in this section, result in a requirement for more parking or loading spaces than the existing or previous use. Any additional parking required by this section shall be installed prior to issuance of a certificate of occupancy.

19-6.1.3

Off-street parking requirements.

(A)

Schedule A. Unless otherwise expressly stated in this chapter, off-street parking spaces shall be provided in accordance with Table 19-6.1-1.

Table 19-6.1-1: Off-Street Parking Requirements Schedule A

USE CATEGORY	USE TYPE	MINIMUM SPACES REQUIRED	MAXIMUM SPACES ALLOWED
		(Square footage refers to total gross floor area, excluding accessory warehouse and storage areas unless otherwise indicated)	
RESIDENTIAL USES			
	Multiple-family dwelling	1.5 per dwelling unit	See Schedule B
	Household living uses specifically for elderly or handicapped residents	0.5 per dwelling unit	See Schedule B
	All other household living uses	2 per dwelling unit	See Schedule B
Group living	Boarding house	2 plus 1 for each bedroom rented	See Schedule B
	All other group living uses	1 per each 2 beds	1 per each bed
PUBLIC AND INSTITUTIONAL USES			
Community service	Library, museum	1 per 1,000 square feet	See Schedule B
	All other community service uses	1 per 500 square feet	1 per 250 square feet
Day care	Day care center (13+ people)	1 per 375 square feet	1 per 250 square feet
	Group day care home (7 to 12 people)	2 plus requirement for principal use	See Schedule B
	Preschool	1 per 375 square feet	1 per 250 square feet
Educational facilities	Business school	1 per 200 square feet	1 per 150 square feet
	College or university	1 per 200 square feet	See Schedule B
	School, public or private	2 per classroom	See Schedule B
	Trade school	1 per 200 square feet	1 per 150 square feet
Government facilities	Detention center	See Schedule B	See Schedule B
	Emergency response facility	See Schedule B	See Schedule B
	Maintenance, storage, and distribution facility	1 per 1,000 square feet	See Schedule B
	Post office	1 per 300 square feet	See Schedule B
Health care facilities	Hospital	1 per 400 square feet	See Schedule B
	Medical facility, other than hospital	1 per 200-600 square feet	1 per 100-150 square feet
Institutions	Religious institution	1 per 6 permanent seats in the main sanctuary	1 per 3 seats in the main sanctuary

	All other institutions	0.3 per bed plus 1 per employee	See Schedule B
Parks and open areas	All uses	See Schedule B	See Schedule B
Transportation terminals	All transportation terminals uses	See Schedule B	See Schedule B
Utilities	Communication tower	None	See Schedule B
	Utility, major utility, minor	1 per 1,500 square feet	See Schedule B
COMMERCIAL USES			
Eating establishments	Restaurant, with drive-through	1 per 150 square feet of customer service area plus vehicle stacking spaces (See 19-6.1.7)	1 per 75 100 square feet of customer service area plus vehicle stacking spaces
	Restaurant with no seating	1 per 200 square feet	1 per 100 square feet
	All other eating establishment uses	1 per 100 square feet	1 per 60 100 square feet
Offices	Radio or TV broadcasting studio	1 per 400 square feet	See Schedule B
	Other offices	1 per 500 600 square feet	1 per 150 square feet
Outdoor entertainment	All uses	1 per 5,000 square feet of land area, or one per three persons capacity (maximum), whichever is greater	See Schedule B
Retail sales and services	Bank, financial institution, or ATM	1 per 200 500 square feet plus vehicle stacking spaces for automated banking (See § 19-6.1.7)	1 per 150 200 square feet plus vehicle stacking spaces
	Convention and exhibition hall	See Schedule B	See Schedule B
	Casino or gambling establishment	See Schedule B	See Schedule B
	Civic club	1 per 300 square feet	See Schedule B
	Convenience store	1 per 200 square feet plus vehicle stacking spaces for gasoline service (See § 19-6.1.7)	1 per 100 square feet plus vehicle stacking spaces for gasoline service (See § 19-6.1.7)
	Department or discount store, exceeding 25,000 gross square feet	1 per 500 650 square feet	1 per 250 square feet
	Grocery store	1 per 500 650 square feet	1 per 250 square feet
	Health club or spa	1 per 250 square feet	1 per 100 square feet

			See Schedule B
	Indoor entertainment facility	1 per three fixed seats, or one per 300 square feet, whichever is greater	See Schedule B
	Kennel or veterinary clinic	1 per 600 square feet	See Schedule B
	Landscape nursery	See Schedule B	See Schedule B
	Nightclub or bar	1 per 100 square feet	See Schedule B
	Funeral home, mortuary	1 per 4 seats in main assembly room	See Schedule B
	Photography, art, dance studio or gallery	1 per 400 square feet	1 per 200 square feet
	Personal services, all other uses	1 per 500 square feet	1 per 250 square feet
	Prefabricated building display and sales	See Schedule B	See Schedule B
	Retail sales and services, all other uses	1 per 500 square feet	1 per 250 square feet
	Sexually oriented business	1 per 200 square feet	See Schedule B
	Shopping center	1 per 500 650 square feet	1 per 250 square feet
Self-service storage	All uses	1 per 20 storage units	1 per 10 storage units
Vehicle sales and service	Automobile rental and sales	See Schedule B	See Schedule B
	Automobile repair	1 per 300 square feet	See Schedule B
	Automobile servicing	1 per 300 square feet	See Schedule B
	Automobile wash and detailing	1 per 500 square feet of sales, office, or lounge area, plus vehicle stacking spaces (See § 19-6.1.7)	See Schedule B
	Recreational vehicle rental and sales	See Schedule B	See Schedule B
	Towing service	See Schedule B	See Schedule B
	Truck or trailer rental	See Schedule B	See Schedule B
Visitor accommodations	Bed and breakfast inn	0.5 per guest room plus two for permanent residence	1 per guest room plus two for permanent residence
	Hotel or motel	0.75 per guest room, plus 1 per 800 square feet of conference and restaurant space	1 per guest room, plus 1 per 400 square feet of conference and restaurant space
SERVICE AND INDUSTRIAL USES			
Aviation services	All uses	See Schedule B	See Schedule B
Industrial services	All uses	See Schedule B	See Schedule B

Manufacturing and production	All uses	See Schedule B	See Schedule B
Warehouse and freight movement	All uses	See Schedule B	See Schedule B
Waste-related services	All uses	See Schedule B	See Schedule B
Wholesale sales	All uses	1 per 1,500 square feet	See Schedule B

(B)

Schedule B. Uses that reference "Schedule B" have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a development application for a use subject to Schedule B standards, the administrator shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the administrator, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

(C)

Off-street bicycle parking requirements. The minimum number of parking spaces for bicycles shall be equal to ten percent of the first 100 off-street parking spaces provided on a site, plus one percent of the number of off-street parking spaces exceeding 100. At least two bicycle parking spaces shall be provided for all sites.